

035.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

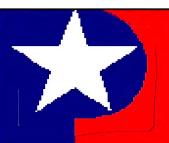
619,200 / 619,200

USE VALUE:

619,200 / 619,200

ASSESSED:

619,200 / 619,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		FREMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CORREA JOSHUA & MEGHAN	
Owner 2:	
Owner 3:	

Street 1: 19 FREMONT ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: BURKE PATRICK J & FRANCIS J JR -
Owner 2: -
Street 1: PO BOX 157
Twn/City: NUTTING LAKE
St/Prov: MA Cntry:
Postal: 01865

NARRATIVE DESCRIPTION
This parcel contains 7,088 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

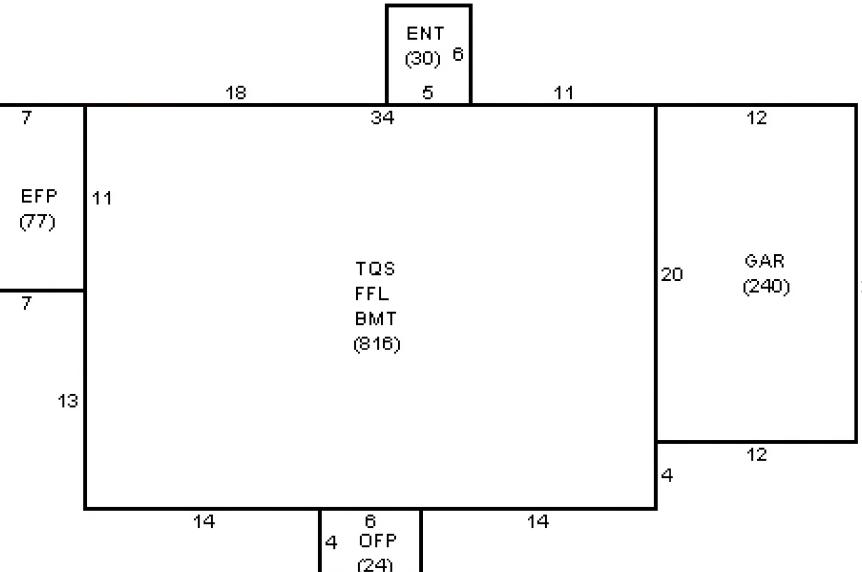
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7088	Sq. Ft.	Site			0	64.	0.89	3									404,889						404,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7088.000		214,300				404,900		619,200							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average	Year Blt: 1952	Eff Yr Blt:		Location:		Total Units:		1st Res Grid	Desc: Line 1	# Units: 1							
Alt LUC:		Alt %:		Floor:				Level	FY LR DR D K FR RR BR FB HB L O								
Jurisdict:		Fact: .		% Own:				Other									
Const Mod:				Name:				Upper									
Lump Sum Adj:								Lvl 2									
INTERIOR INFORMATION				DEPRECIATION				Lvl 1									
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %		Phys Cond: AV - Average	31. %	Functional:	%	Exterior:		No Unit	RMS	BRS	FL				
Partition: T - Typical	Prim Floors: 4 - Carpet	Sec Floors: 5 - Lino/Vinyl	20 %	Economic: L - Location	5.0 %	Special:	%	Interior:		1	6	2					
				Override:	%			Additions:									
								Kitchen:									
								Baths:									
								Plumbing:									
								Electric:									
								Heating:									
								General:									
CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN									
				Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 0.98604006	Adj \$ / SQ: 139.771	Rate	Parcel ID	Typ	Date	Sale Price					
				Other Features: 75000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:										
				LUC Factor: 1.00	Adj Total: 326958	Depreciation: 112637	Depreciated Total: 214321	WtAv\$/SQ:	AvRate:	Ind.Val							
				Juris. Factor:		Before Depr: 139.77		Juris. Factor:		Before Depr:	139.77						
				Special Features: 0	Val/Su Net: 81.95	Final Total: 214300	Val/Su SzAd: 150.07	Special Features: 0	Val/Su Net: 81.95	Final Total: 214300	Val/Su SzAd: 150.07						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.0-0003-0011.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101					
More: N	Total Yard Items:	Total Special Features:										Total:					



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	816	48.750	39,776	BMT	100	RRM	25 A		
FFL	First Floor	816	139.770	114,053						
TQS	3/4 Story	612	139.770	85,540						
GAR	Garage	240	25.060	6,015						
EFP	Enclos Porch	77	61.710	4,752						
ENT	ENTRY	30	26.030	781						
OPP	Open Porch	24	43.390	1,041						
Net Sketched Area: 2,615				Total: 251,958						
Size Ad	1428	Gross Are	2819	FinArea	1632					

IMAGE



AssessPro Patriot Properties, Inc